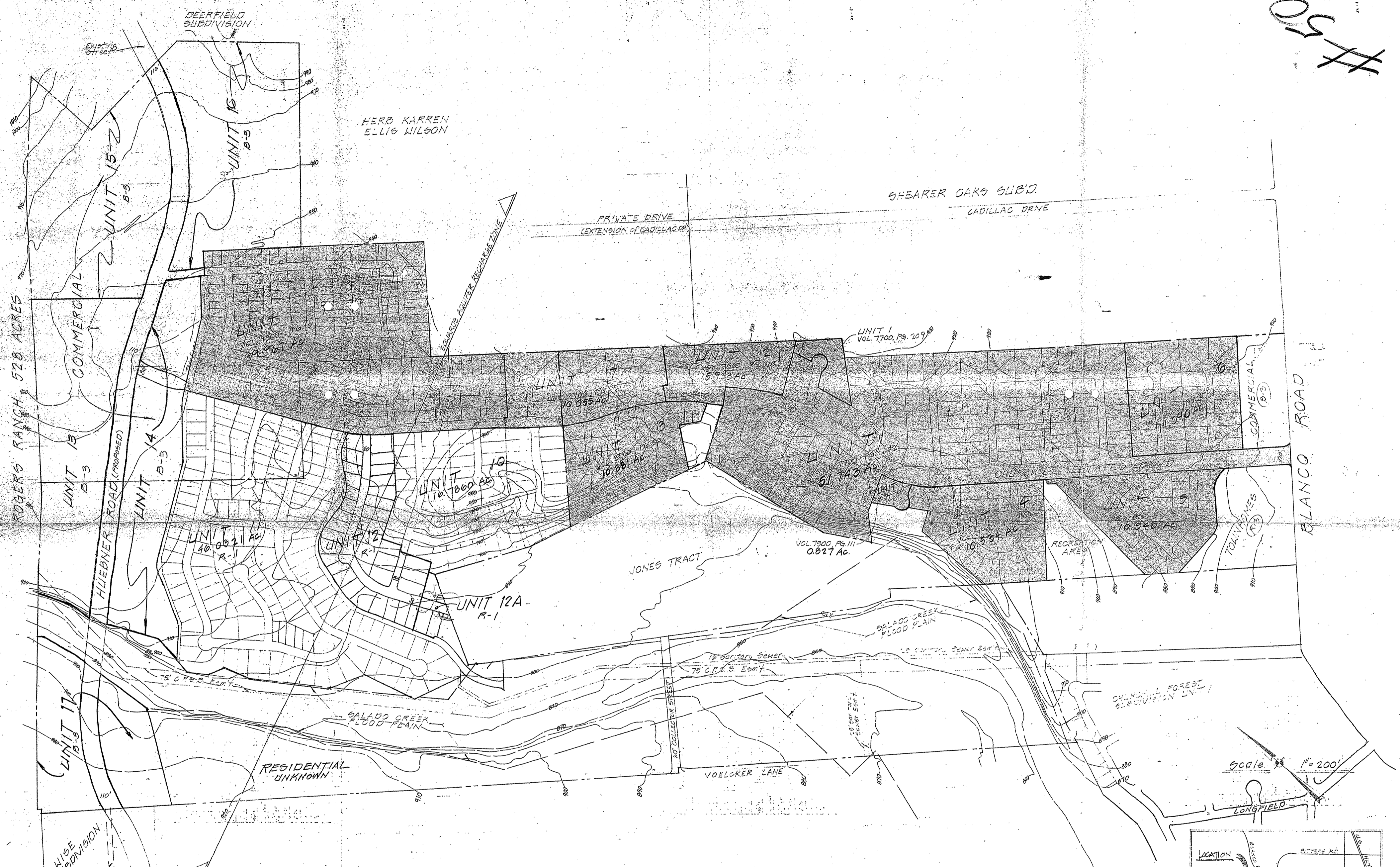


05/11



TIME TABLE

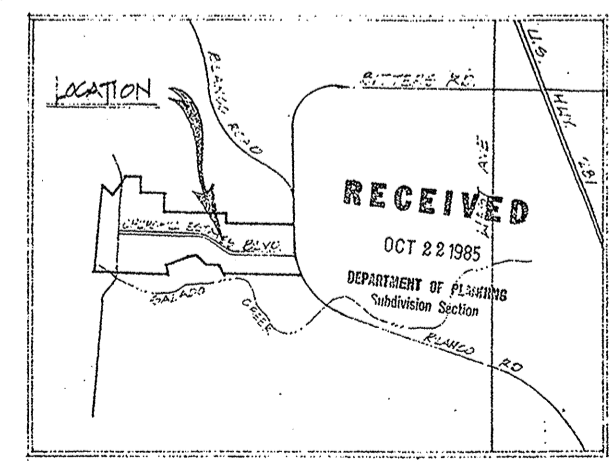
UNITS 2, 5, 9	COMPLETE
UNITS 7, 8, 9	COMPLETE
UNIT 10	APPROVED
UNIT 11	1985
UNIT 12	1986
UNIT 12A	1987
UNIT 13	1985
UNIT 14	1986
UNIT 15	1987
UNIT 16	1987
UNIT 17	1988

HUEBNER RD. EXTENSION 1985

P.O.A.D.P. FOR CHURCHILL ESTATES SUBDIVISIONS

J.H. UPTMORE & ASSOC. INC.

- GENERAL NOTES
1. COMMERCIAL AREA: 243.00
 2. RESIDENTIAL AREA: 141.00
 3. FLOOD PLAIN AREA: 80.00
 4. WATER SUPPLIED BY THE CITY
 5. WATER BOARD
 6. SEWAGE TREATMENT BY THE CITY
 7. OF SAN ANTONIO WASTEWATER DEPARTMENT
 8. OWNER: J.H. UPTMORE and ASSOCIATES
 9. 3740 COLONY DR.
 10. SAN ANTONIO, TEXAS
 11. BUILDING SETBACKS: COMMERCIAL 25 FEET, RESIDENTIAL 20 FEET
 12. ALL STREETS 30 FEET IN WIDTH EXCEPT AS SHOWN
 13. TOTAL PROJECT AREA: 464.00 ACRE



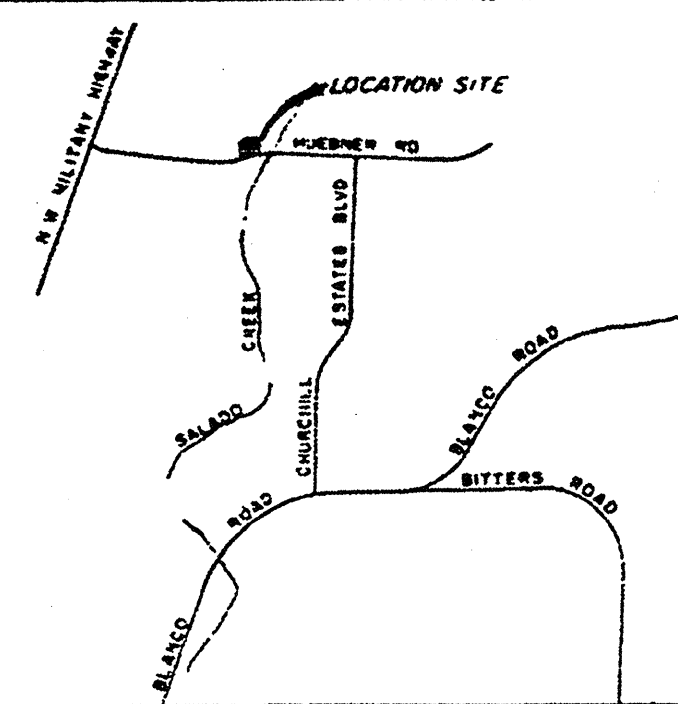
LOCATION MAP

1535943

FEB 12 AM 53

18/130

KUPPEL & EBER COMPANY



LOCATION MAP

**FERNANDEZ, FRAZER, WHITE,
& ASSOCIATES, INC.**
11824 RADIUM
SAN ANTONIO, TEXAS 78216

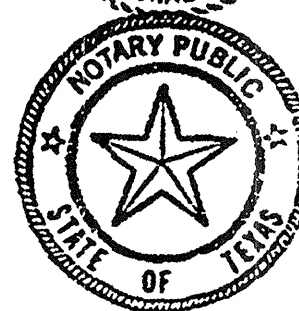
PLAT No. 870268

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF
MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE
PLANNING COMMISSION OF THE CITY.



SWORN TO AND SUBSCRIBED BEFORE ME THIS 23RD DAY OF APRIL
A.D. 1987

STATE OF TEXAS
COUNTY OF BEXAR

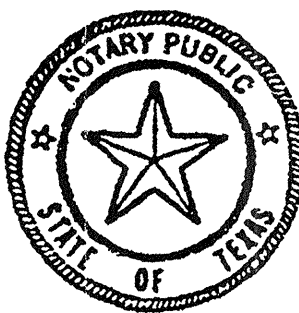
THE OWNER OF THE LAND SHOWN ON THIS PLAT
IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE
OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE
SYSTEMS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED

Susan Kramer
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
SUSAN KRAMER, KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23RD DAY OF APRIL
A.D. 1987



A SUBDIVISION PLAT OF
**CHURCHILL ESTATES COMMERCIAL
SUBDIVISION UNIT 17-A**

BEING A 2000 ACRE TRACT OUT OF THE 293.95 ACRE MITCHELL
TRACT AND BEING OUT OF THE J SMITH SURVEY 367 1/4, ABSTRACT
730, COUNTY BLOCK 4982, BEXAR COUNTY, TEXAS.

THE City of San Antonio as a part of its electric and gas system (City Public Service
Board) is hereby dedicating the easements and right-of-way for electric and gas dis-
tribution and service facilities in the area designated on this plat as "Electric
Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement",
"Utility Easement", and "Transformer Easement" for the purpose of installing,
constructing, reconstructing, maintaining, removing, inspecting, patrolling, and
erecting poles, hanging of burying wires, cables, conduits, pipelines or trans-
formers, each with its necessary appurtenances, together with the right of ingress
and egress over grantor's adjacent land, the right to relocate said facilities
within said easement and right-of-way areas, and the right to remove from said lands
all trees or parts thereof, or other obstructions which endanger or may interfere
with the efficiency of said lines or appurtenances thereto. It is agreed and under-
stood that no buildings, concrete slabs, or walls will be placed within said easement
areas.

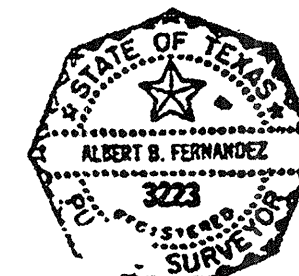
Any CPS monetary loss resulting from modifications required of CPS equipment, located
within said easement, due to grade changes or ground elevation alterations shall be
charged to the person deemed responsible for said grade changes or ground
elevation alterations.

THE PLAT OF CHURCHILL ESTATES SUBDIVISION UNIT 17-A HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS 23RD DAY OF APRIL A.D. 1987

BY [Signature] CHAIRMAN
BY [Signature] SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



SWORN TO AND SUBSCRIBED BEFORE ME THIS 23RD DAY OF APRIL
A.D. 1987

STATE OF TEXAS
COUNTY OF BEXAR

I, Robert D. Green COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE
ON THE 16 DAY OF FEB.

A.D. 1988 AT 11:52 A.M. AND DULY RECORDED THE 16 DAY OF FEB.

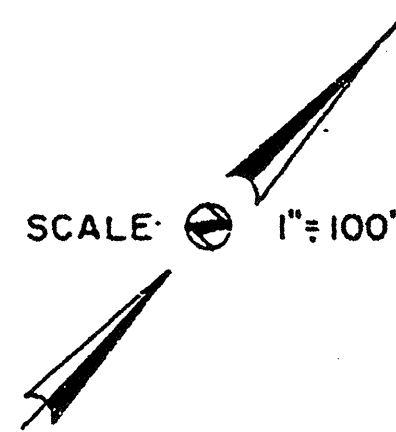
A.D. 1988 AT 2:11 P.M. IN THE RECORDS OF Deeds & Mort.

OF SAID COUNTY, IN BOOK VOLUME 9518 ON PAGE 130

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 16
DAY OF February A.D. 1988

VOL. 9518

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [Signature] 130



NW MILITARY HIGHWAY

2283.39'

THE OAKS SUBDIVISION
(VOL. 9516, PG. 141-142)

LOT 7

LOT 8

X: 635,506
Y: 146,202

HUEBNER ROAD

BLK. 4-
N.C.B. 17851LOT 9
2000 ACRES

UNPLATTED

2512.28

X: 635,605
Y: 146,423

10' SANITARY SEWER ESM'T

20' DRAINAGE ESM'T

S 46° 24' 56" W 85.02'

N 46° 24' 56" E 85.02'

20' INTERCEPTOR DRAINAGE ESM'T

28' ELEC. TELE. &
C.A.T.V. ESM'T.

SHAVANO PARK (VOL. 2222, PG. 337)

LABEL	RADIUS	ANGLE	CURVE DATA	CHD. BRG.	TANGENT	ARC LEN.
A	1255.00	11° 04' 10"	CHORD	S 23° 36' 47" W	121.51	242.46

LABEL	LINE	BEARING	DISTANCE
D	2	N 46° 24' 56" E	30.00
D	3	N 47° 30' 04" W	24.50

VRP# 04-05-120

2213



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 04-05-120
Assigned by city staff

Date: May 18, 2004

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
MAY 19 AM 7:43

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

Note: All Applications must comply with the Unified Development Code (UDC), Section 35-B124 Vested Rights Determination for the City of San Antonio.

(a) Owner/Agent: Aerial Texas Star, Inc.

Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 40 N.E. Loop 410, Suite 415

City: San Antonio State: Texas Zip code: 78216

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78232

Name of Project: Churchill Estates

(b) (k) Site location or address of Project and Legal description:

Being P-30A, P-30B & P-30D (Totaling 5.1 Acres) , NCB 17857, located within the Churchill Estates POADP No. 50 at the southeastern corner of Churchill Estates Blvd. and Huebner Road. (See attached location map)

5/18/04

P:\1176\17290-Churchill Estates\17700-Ariel-12.63 Ac\Letters\Vested Rights Permit 051804.doc

Council District 8 ETJ Yes Over Edward's Aquifer Recharge? (X) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 222,156 Sq. Ft. (for P-30A, P-30B & P-30D)

(e) Total area of impervious surface, in square feet 199,940 Sq. Ft. of impervious cover, including the proposed office buildings

(f) Number of residential dwellings units, by type; Non-residential, zoned for commercial use

(g) Type and amount of non-residential square footage; 55,540 Sq. Ft. of proposed office buildings

(h) Phases of the development, (If Applicable); A single phase development is proposed

4. What is the date the applicant claims rights vested for this Project? 01/13/1986

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

The 5.1 acres is currently unplatted and no construction of any type has taken place at this time.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Churchill Estates # 50

Date accepted: 01/13/1986 Expiration Date: 07/15/1986 MDP Size: 464.0 acres

• **P.U.D. PLAN**

Name: N/A #

Date accepted:

• **Plat Application**

Plat Name: N/A Plat # Acreage:

Date submitted: Expiration Date:

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Churchill Estates Plat # 870268 Acreage: 2.00 Approval

Date: 12/23/1987 Plat recording Date: 02/16/1988 Expiration Date: N/A Vol./Pg. 9518/130

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

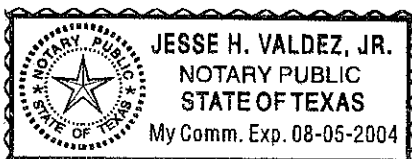
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Samuel B. Bledsoe Signature: [Signature] Date: 5/18/04

Sworn to and subscribed before me by Samuel B. Bledsoe on this 18th day of May in the year 2004, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

5/18/04



City of San Antonio

Vested Rights Permit APPLICATION

Permit File: #VRP 04-05-120

Received: May 20, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

X Approval o Disapproval o Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By: 
Norbert J. Hart
Assistant City Attorney

Date: June 15, 2004

Comments: Recommend that the application be approved effective January 13, 1986.